



**£500,000**

**The Dale**

Widely, PO7 5JB



## PROPERTY SUMMARY

Located in one of the most highly regarded areas of Waterlooville, we are delighted to offer for sale this charming 4 bedroom detached Chalet Bungalow in The Dale. Internally the property boasts 4 double bedrooms arranged over two floors with en-suites to both ground floor bedrooms, a four piece bathroom suite, 2 reception rooms, conservatory, modern fitted kitchen and an impressive reception hall. Externally there is a large driveway providing off parking and a beautiful large rear garden with outbuilding. Early interest is guaranteed so to avoid disappointment contact us as sole agents today.





**HALLWAY** Windows to front and side aspect, radiator, stairs leading to first floor.

**LOUNGE** 14' 10" into bay x 12' 0" (4.52m x 3.66m) Bay window to front aspect, feature fire place, opening to:

**DINING ROOM** 12' 3" x 8' 5" (3.73m x 2.57m) Window to front aspect, radiator, door to:

**UTILITY ROOM** A range of wall and base units, door to garden.

**BATHROOM** Window to side aspect, wash hand basin, panelled bath, separate shower cubicle, radiator, W.C.

**BEDROOM 2** 12' 0" x 10' 0" (3.66m x 3.05m) Radiator, doors to:

**ENSUITE** Panelled bath with shower over, wash hand basin, window to aspect, W.C.

**KITCHEN** 13' 2" x 11' 9" (4.01m x 3.58m) Window to side aspect, radiator, a range of wall and base units incorporating sink unit, built in hob with fan over, built in oven, integral dish washer and washing machine, space for American style fridge freezer, door leading to rear garden.

**BEDROOM 1** 12' 11" x 12' 10" (3.94m x 3.91m) Patio doors to conservatory, radiator, door to:

**ENSUITE** Window to side aspect, heated towel rail, shower cubicle, wash hand basin, W.C.

**CONSERVATORY** Patio doors to rear aspect, windows to rear and side aspect.

**LANDING** Storage cupboard.

**BEDROOM 3** 12' 10" x 12' 1" (3.91m x 3.68m) Window to side aspect, radiator.

**BEDROOM 4** 15' 3" x 9' 5" (4.65m x 2.87m) Window to rear aspect, radiator, access to eaves storage.

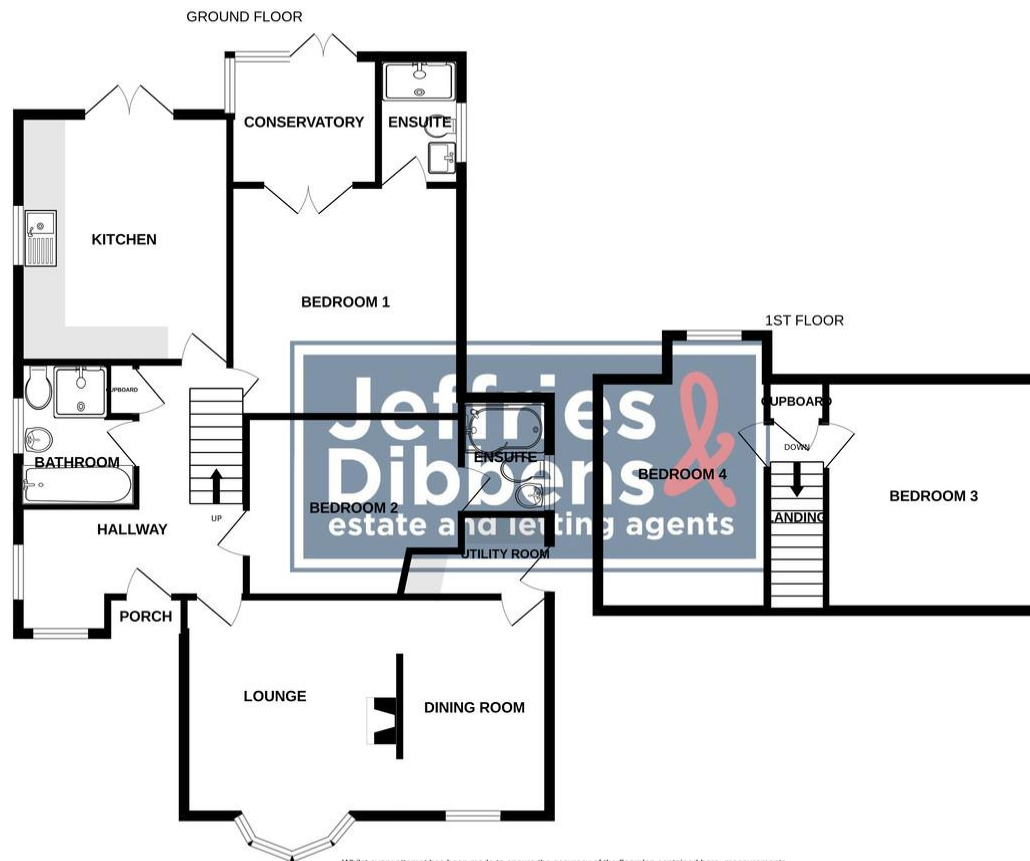
## **OUTSIDE**

**REAR GARDEN** Large area laid to lawn, gated side access to front, patio area, decking, pond, sheds with power and light, outside tap, summer house.

## **SUMMER HOUSE**

**FRONT GARDEN** Block paved driveway providing off road parking.





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**LOCAL AUTHORITY**  
Havant Borough Council

**TENURE**  
Freehold

**COUNCIL TAX BAND**  
Band D

**VIEWINGS**  
By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		65
(39-54) E		
(21-38) F	26	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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